BUREAU OF
Statistics

Yukon Real Estate Survey
Second Quarter 2005

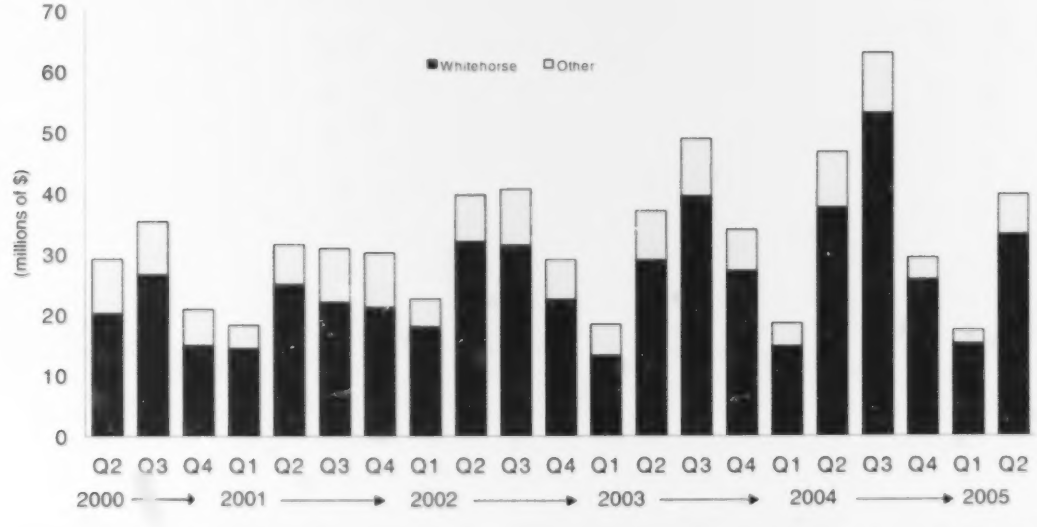
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2005	Q2	39,735.9	33,098.3	6,587.6
	Q1	17,365.7	15,113.4	2,252.3
2004	Q4	29,273.7	25,671.3	3,602.4
	Q3	63,020.6	53,105.8	9,914.8
	Q2	46,700.9	37,532.5	9,168.5

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the second quarter of 2005 decreased by 14.9% compared with the second quarter of 2004. The total value of real estate transactions in the second quarter of this year, was $39,735,900, while the value of real estate transactions in the second quarter of 2004 was $46,700,900. On an annual basis, the value of real estate transactions in 2004 totalled $157,476,700, the highest on record. This is an increase of $19,497,600 or 14.1% over the 2003 figure of $137,979,200.

In Whitehorse, the value of transactions decreased 11.8%, comparing the second quarter of 2005 with the second quarter of 2004. In the rest of the Yukon the value of transactions decreased by 28.1%.



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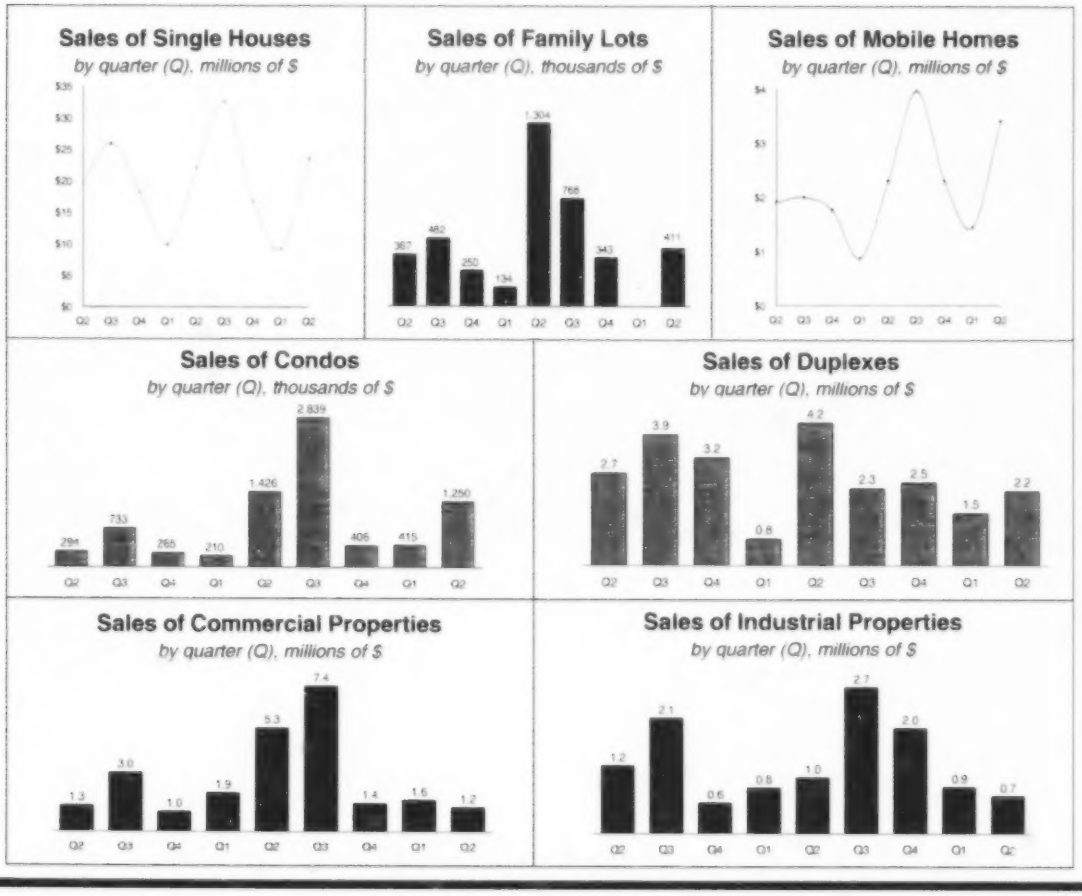
2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse decreased $4,434,200 or 11.8%, from the second quarter of 2004 ($37,532,500) to the second quarter of 2005 ($33,098,300).

		Total *	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2005	Q2	33,098.3	23,576.5	410.8	3,406.4	1,249.5	2,195.3	358.5	1,213.3	688.0
	Q1	15,113.4	9,218.9	..	1,437.5	414.5	1,541.6	..	1,585.0	850.0
2004	Q4	25,671.3	16,790.0	342.8	2,299.0	406.2	2,460.8	..	1,420.0	1,952.5
	Q3	53,105.8	32,500.6	767.5	3,957.7	2,838.8	2,285.2	606.0	7,440.7	2,709.1
	Q2	37,532.5	21,935.8	1,304.0	2,291.7	1,425.5	4,238.6	..	5,302.7	1,034.4
Number of Real Estate Transactions										
2005	Q2	192	118	9	29	11	15	2	4	4
	Q1	81	47	..	12	4	11	..	3	3
2004	Q4	146	89	6	20	3	19	..	2	7
	Q3	283	173	15	35	21	17	4	13	5
	Q2	227	121	24	20	13	33	..	11	5

* Notes: "Total" may include other transactions; ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q2 2003 to Q2 2005, *by type of transaction*



3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						($000)					
2005	Q2	23,576.5	400.0	5,130.0	3,124.8	553.0	971.4	2,911.0	10,190.9	..	..
	Q1	9,218.9	480.8	1,711.0	943.2	521.5	..	1,973.5	3,215.0	..	..
2004	Q4	16,790.0	904.0	2,363.5	2,938.4	1,088.0	1,016.7	2,367.4	4,865.5	..	1,084.0
	Q3	32,500.6	314.5	5,122.7	5,148.1	3,826.8	2,525.5	3,468.7	8,595.2	440.0	3,059.2
	Q2	21,935.8	370.8	5,442.9	3,977.4	908.0	556.0	2,145.5	8,223.4	..	..
Number of Single House Sales											
2005	Q2	118	3	30	17	3	4	14	45	-	..
	Q1	47	4	10	5	3	..	8	15	-	..
2004	Q4	89	6	13	16	5	5	11	25	..	7
	Q3	173	3	30	28	18	12	18	43	2	19
	Q2	121	3	33	22	5	3	10	43	..	..
Average Price of Single Houses Sold						($000)					
2005	Q2	199.8	133.3	171.0	183.8	184.3	242.9	207.9	226.5	-	..
	Q1	196.1	120.2	171.1	188.6	173.8	..	246.7	214.3	-	..
2004	Q4	188.7	150.7	181.8	183.7	217.6	203.3	215.2	194.6	..	154.9
	Q3	187.9	104.8	170.8	183.9	212.6	210.5	192.7	199.9	220.0	161.0
	Q2	181.3	123.5	164.9	180.8	181.6	185.3	214.6	191.2	..	..

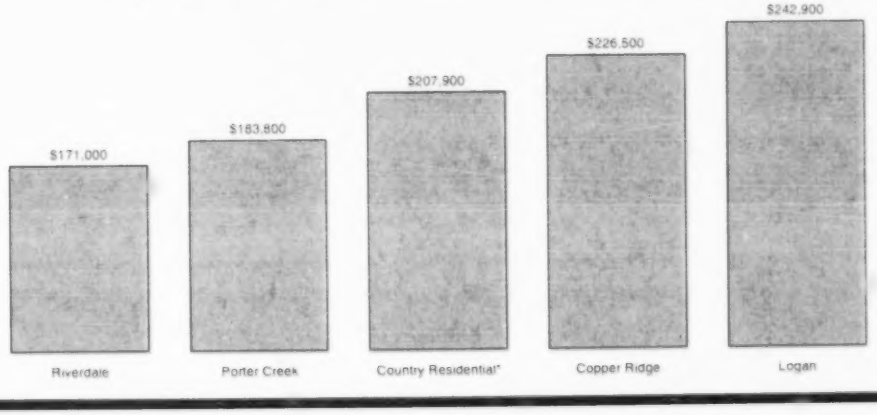
Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable, "-" = zero sales recorded. Rows may not total due to rounding.

- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $18,500 or 10.2%, from the second quarter of 2004 ($181,300) to the second quarter of 2005 ($199,800).

- A comparison of prices in the second quarter of 2004 with prices in the second quarter of 2005 shows that:

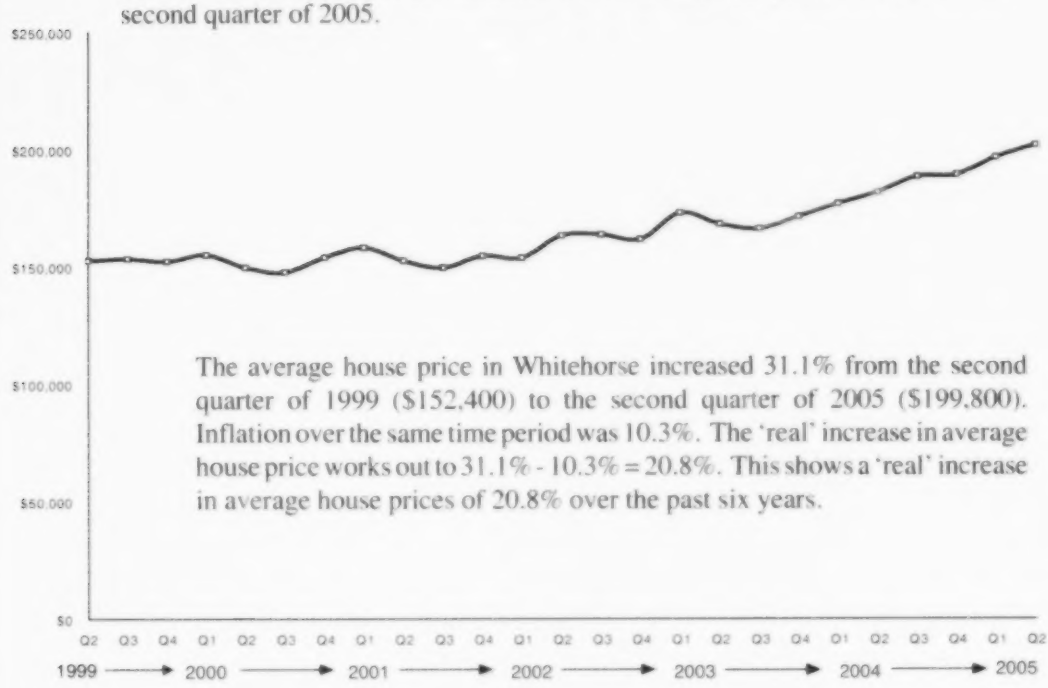
  - The average price of a house sold in Riverdale increased from $164,900 to $171,000, or 3.7%;
  - The average price of a house sold in Porter Creek increased from $180,800 to $183,800, or 1.7%;
  - The average price of a house sold in the country residential areas* decreased slightly from $214,600 to $207,900, or 3.1%;
  - The average price of a house sold in Copper Ridge increased from $191,200 to $226,500, or 18.5%.

Average Price of Single Houses Sold, *Second Quarter, 2005*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the second quarter of 1999 to the second quarter of 2005.



The average house price in Whitehorse increased 31.1% from the second quarter of 1999 ($152,400) to the second quarter of 2005 ($199,800). Inflation over the same time period was 10.3%. The 'real' increase in average house price works out to 31.1% - 10.3% = 20.8%. This shows a 'real' increase in average house prices of 20.8% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those which do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: 1) Value of real estate transactions; 2) Type of real estate transactions in Whitehorse; 3) Value, number and average price of house sales in Whitehorse; and, 4) Average house prices in Whitehorse over the past few years.

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Additional Information:
The Yukon Government
Executive Council Office
Bureau of Statistics
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867)667-5640; Fax: (867)393-6203
E-mail: ybsinfo@gov.yk.ca
Web site: www.gov.yk.ca/depts/eco/stats/